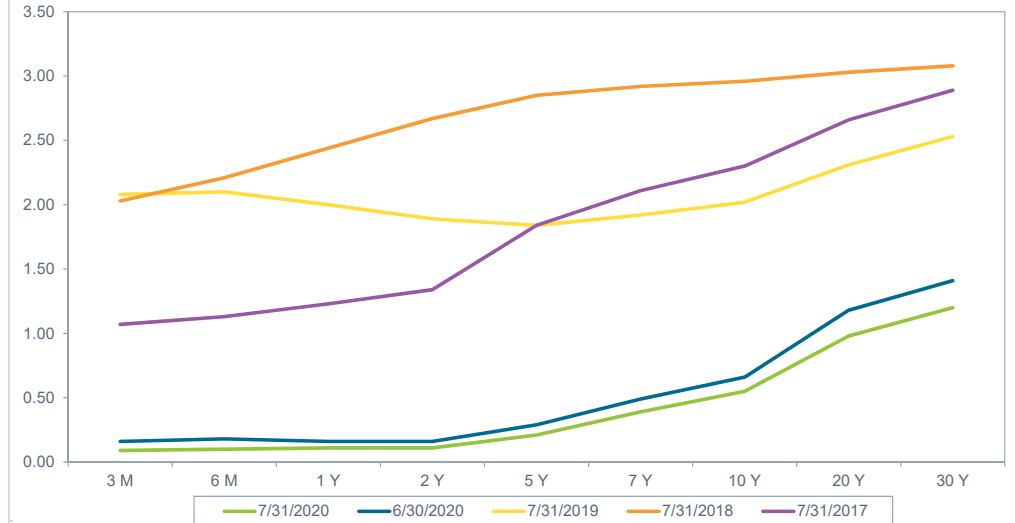


General Market Commentary

- July was a strong month for equity markets, with all major indices finishing in positive territory. US and developed international markets indices posted mid-single digit returns for the month, while emerging markets outperformed their developed counterparts, returning nearly 9%. After dropping more than 40% in mid-March from its pre-pandemic highs, the S&P 500 Index ended July positive for the year, returning 5.6% during the month.
- In juxtaposition with strong equity market returns in July, US Q2 GDP figures showed that the US economy experienced its worst quarter on record, with an annualized GDP contraction of 32.9% in the second quarter. The drop in GDP was largely driven by a 34.6% decline in consumer spending, which accounts for approximately two-thirds of US economic activity.
- At the Federal Open Market Committee July meeting, the Fed reaffirmed its stance to keep interest rates low for the foreseeable future and stated that it would continue to support an economic recovery by utilizing all available options.
- Equity markets posted positive returns in July as the S&P 500 (Cap Wtd) Index returned 5.64% and the MSCI EAFE (Net) Index returned 2.33%. Emerging markets returned 8.94% as measured by the MSCI EM (Net) Index.
- The Bloomberg US Aggregate Bond Index returned 1.49% in July, outperforming the 0.32% return by the Bloomberg US Treasury Intermediate Term Index. International fixed income markets returned 5.12%, as measured by the FTSE Non-US World Gov't Bond Index.
- Public real estate, as measured by the FTSE NAREIT Eq REITs Index (TR), returned 4.05% in July and 3.75% over the trailing five-year period.
- The Cambridge US Private Equity Index returned -2.32% for the trailing one-year period and 9.20% for the trailing five-year period ending March 2020.
- Absolute return strategies, as measured by the HFRI FOF Comp Index, returned 2.39% for the month and 2.62% over the trailing one-year period.
- Crude oil's price increased by 2.55% during the month, but has decreased by 31.26% YoY.

Treasury Yield Curve (%)



Economic Indicators	Jul-20		Jun-20	Jul-19	10 Yr	20 Yr
Federal Funds Rate (%)	0.10	▲	0.08	2.40	0.64	1.63
Breakeven Inflation - 5 Year (%)	1.43	▲	1.17	1.55	1.72	1.82
Breakeven Inflation - 10 Year (%)	1.55	▲	1.34	1.75	1.95	2.01
Breakeven Inflation - 30 Year (%)	1.64	▲	1.56	1.79	2.08	2.24
Bloomberg US Agg Bond Index - Yield (%)	1.05	▼	1.25	2.52	2.42	3.63
Bloomberg US Agg Bond Index - OAS (%)	0.60	▼	0.68	0.42	0.53	0.63
Bloomberg US Agg Credit Index - OAS (%)	1.26	▼	1.42	1.03	1.32	1.46
Bloomberg US Corp: HY Index - OAS (%)	4.88	▼	6.26	3.71	4.79	5.48
Capacity Utilization (%)	70.56	▲	68.46	77.42	76.60	76.78
Unemployment Rate (%)	10.2	▼	11.1	3.7	6.2	6.0
PMI - Manufacturing (%)	54.2	▲	52.6	51.3	53.8	52.5
Baltic Dry Index - Shipping	1,350	▼	1,799	1,868	1,152	2,305
Consumer Conf (Conf Board)	92.60	▼	98.30	135.80	94.31	91.56
CPI YoY (Headline) (%)	1.0	▲	0.6	1.8	1.7	2.1
CPI YoY (Core) (%)	1.6	▲	1.2	2.2	1.9	2.0
PPI YoY (%)	-1.8	▲	-2.2	0.7	1.5	2.1
M2 YoY (%)	23.3	▲	22.9	5.0	6.6	6.4
US Dollar Total Weighted Index	117.60	▼	120.86	115.45	103.88	103.18
WTI Crude Oil per Barrel (\$)	40	▲	39	59	70	62
Gold Spot per Oz (\$)	1,976	▲	1,781	1,414	1,378	975

Treasury Yield Curve (%)	Jul-20	Jun-20	Jul-19	Jul-18	Jul-17
3 Month	0.09	0.16	2.08	2.03	1.07
6 Month	0.10	0.18	2.10	2.21	1.13
1 Year	0.11	0.16	2.00	2.44	1.23
2 Year	0.11	0.16	1.89	2.67	1.34
5 Year	0.21	0.29	1.84	2.85	1.84
7 Year	0.39	0.49	1.92	2.92	2.11
10 Year	0.55	0.66	2.02	2.96	2.30
20 Year	0.98	1.18	2.31	3.03	2.66
30 Year	1.20	1.41	2.53	3.08	2.89

Market Performance (%)	MTD	QTD	CYTD	1 Yr	3 Yr	5 Yr	7 Yr	10 Yr
S&P 500 (Cap Wtd)	5.64	5.64	2.38	11.96	12.01	11.49	12.21	13.84
Russell 2000	2.77	2.77	-10.57	-4.59	2.69	5.10	6.56	10.07
MSCI EAFE (Net)	2.33	2.33	-9.28	-1.67	0.63	2.10	3.51	5.02
MSCI EAFE SC (Net)	3.36	3.36	-10.19	0.43	0.45	4.32	6.01	7.48
MSCI EM (Net)	8.94	8.94	-1.72	6.55	2.84	6.15	4.34	3.33
Bloomberg US Agg Bond	1.49	1.49	7.72	10.12	5.69	4.47	4.16	3.87
ICE BofAML 3 Mo US T-Bill	0.02	0.02	0.62	1.47	1.75	1.20	0.86	0.64
NCREIF ODCE (Gross)	N/A	N/A	-0.60	2.22	5.66	7.31	9.07	10.80
FTSE NAREIT Eq REITs Index (TR)	4.05	4.05	-15.42	-10.66	0.95	3.75	5.82	8.50
HFRI FOF Comp Index	2.39	2.39	0.78	2.62	2.72	1.94	2.90	2.96
Bloomberg Cmtdy Index (TR)	5.71	5.71	-14.80	-12.07	-5.09	-4.54	-7.55	-5.91

NCREIF performance is reported quarterly; MTD and QTD returns are shown as "N/A" on interim-quarter months and until available. Data shown is as of most recent quarter-end. Treasury data courtesy of the US Department of the Treasury. Economic data courtesy of Bloomberg Professional Service.

